142.0	0002	0017.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	738,700 / 738,700
					USE VALUE:	738,700 / 738,700
					ASSESSED:	738,700 / 738,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
70		SCITUATE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MADRID GEORGE A & JEANNINE L
Owner 2:	
Owner 3:	
Street 1:	70 SCITUATE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	TRULL JANE LAURA -
Owner 2:	-
Street 1:	70 SCITUATE ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 5,069 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1926, having primarily Vinyl Exterior and 1697 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	3	Below Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5069.000	276,700	4,300	457,700	738,700
Total Card	0.116	276,700	4,300	457,700	738,700
Total Parcel	0.116	276,700	4,300	457,700	738,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 435.30 | /Parcel: 435.3

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 91509
GIS Ref:
GIS Ref:
Insp Date: 05/08/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 142.0-0002-0017.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	276,700	4300	5,069.	457,700	738,700	738,700	Year End Roll	12/18/2019
2019	101	FV	220,300	4300	5,069.	429,100	653,700	653,700	Year End Roll	1/3/2019
2018	101	FV	227,500	4300	5,069.	354,700	586,500	586,500	Year End Roll	12/20/2017
2017	101	FV	227,500	4300	5,069.	326,100	557,900	557,900	Year End Roll	1/3/2017
2016	101	FV	227,500	4300	5,069.	297,500	529,300	529,300	Year End	1/4/2016
2015	101	FV	215,000	4300	5,069.	291,800	511,100	511,100	Year End Roll	12/11/2014
2014	101	FV	209,100	3700	5,069.	271,200	484,000	484,000	Year End Roll	12/16/2013
2013	101	FV	209,100	3700	5,069.	258,000	470,800	470,800		12/13/2012

!10979!

PRINT

Date	Time
12/11/20	01:12:24

LAST REV

Date	Time
06/12/18	11:13:27
apro	

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.: 10979

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
TRULL JANE LAUR	62404-170		8/6/2013		600,000	No	No		
	20641-467		7/1/1990		10	No	No		A

USER DEFINED

Prior Id # 1:	91509
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
5/8/2018	MEAS&NOTICE	BS	Barbara S
2/3/2009	Measured	336	PATRIOT
11/5/2008	Meas/Inspect	163	PATRIOT
12/15/1999	Inspected	256	PATRIOT
11/29/1999	Mailer Sent		
11/10/1999	Measured	256	PATRIOT
1/1/1982		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5069		Sq. Ft.	Site		0	80.	1.13	9									457,658						457,700	

Total AC/HA: 0.11637 | Total SF/SM: 5069 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 457,658 | Spl Credit | Total: 457,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1926	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	5 - Lino/Vinyl	15	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.34813833
Const Adj.:	0.98549062
Adj $ / SQ:	166.072
Other Features:	80300
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	400950
Depreciation:	124295
Depreciated Total:	276656

COMMENTS

OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	1983
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

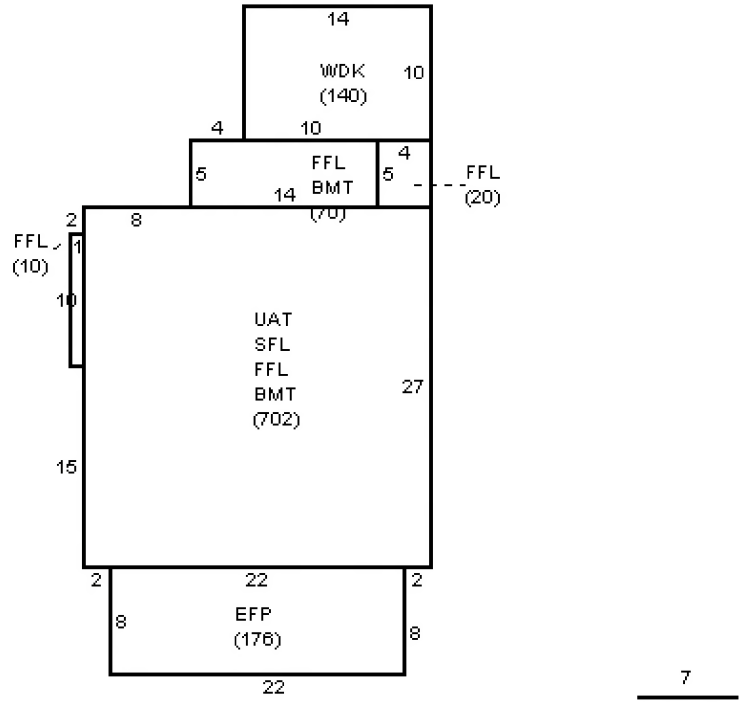
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	166.07
Special Features:	0	Val/Su Net:	99.96
Final Total:	276700	Val/Su SzAd	183.98

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	802	166.070	133,190
BMT	Basement	772	64.770	50,001
SFL	Second Floor	702	166.070	116,583
EFP	Enclos Porch	176	42.070	7,405
UAT	Upper Attic	176	66.430	11,658
WDK	Deck	140	12.950	1,813
	Net Sketched Area:	2,768	Total:	320,650
Size Ad	1504	Gross Are	3294	FinArea 1697

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	25	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 142.0-0002-0017.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	12X20	A	GD	1950	25.42	T	30	101			4,300			4,300

More:	N	Total Yard Items:	4,300	Total Special Featues:		Total:	4,300